



40 Somerford House

Nicholas Road, Liverpool, L23 6TS

Asking price £65,000



40 Somerford House

Nicholas Road, Liverpool, L23 6TS

Asking price £65,000



Communal Areas

Entrance door, Intercom entry; Opening to Communal hallway, office and seating area.

Private Door And Hallway

Private front door, opening to hallway with intercom system and emergency pull cord.

Lounge

11'5" x 13'5" (3.5 x 4.1)

UPVC double glazed window, electric storage heaters, TV point, archway into kitchen. Emergency pull cord.

Kitchen

7'10" x 5'10" (2.4 x 1.8)

UPVC double glazed window with side aspect, fitted wall, drawer and base units with worktop, stainless steel sink with mixer tap, electric hob and oven with extractor hood, part tiled walls. space for fridge freezer. Emergency pull cord.

Bathroom

6'6" x 5'6" (2.0 x 1.7)

Tiled floor and walls, low level WC, hand wash basin with storage, panelled bath with electric "Triton" shower over, wall mounted towel rail. Emergency pull cord.

Bedroom

17'0" x 8'6" (5.2 x 2.6)

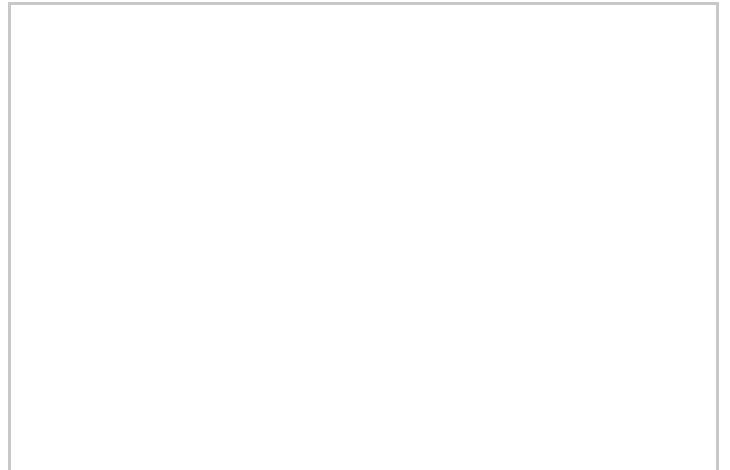
UPVC double glazed window with communal garden view, electric storage heater, built in wardrobes. Emergency pull cord.

Communal Garden

Lawned area, mature borders,

Parking

Off road parking



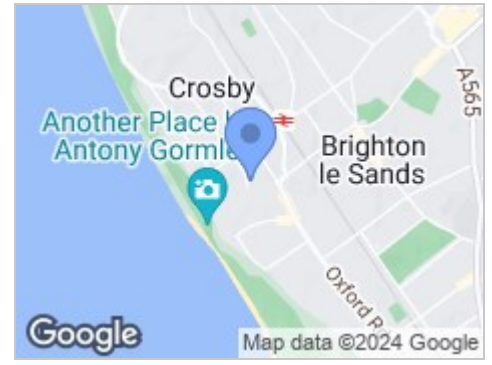
Road Map



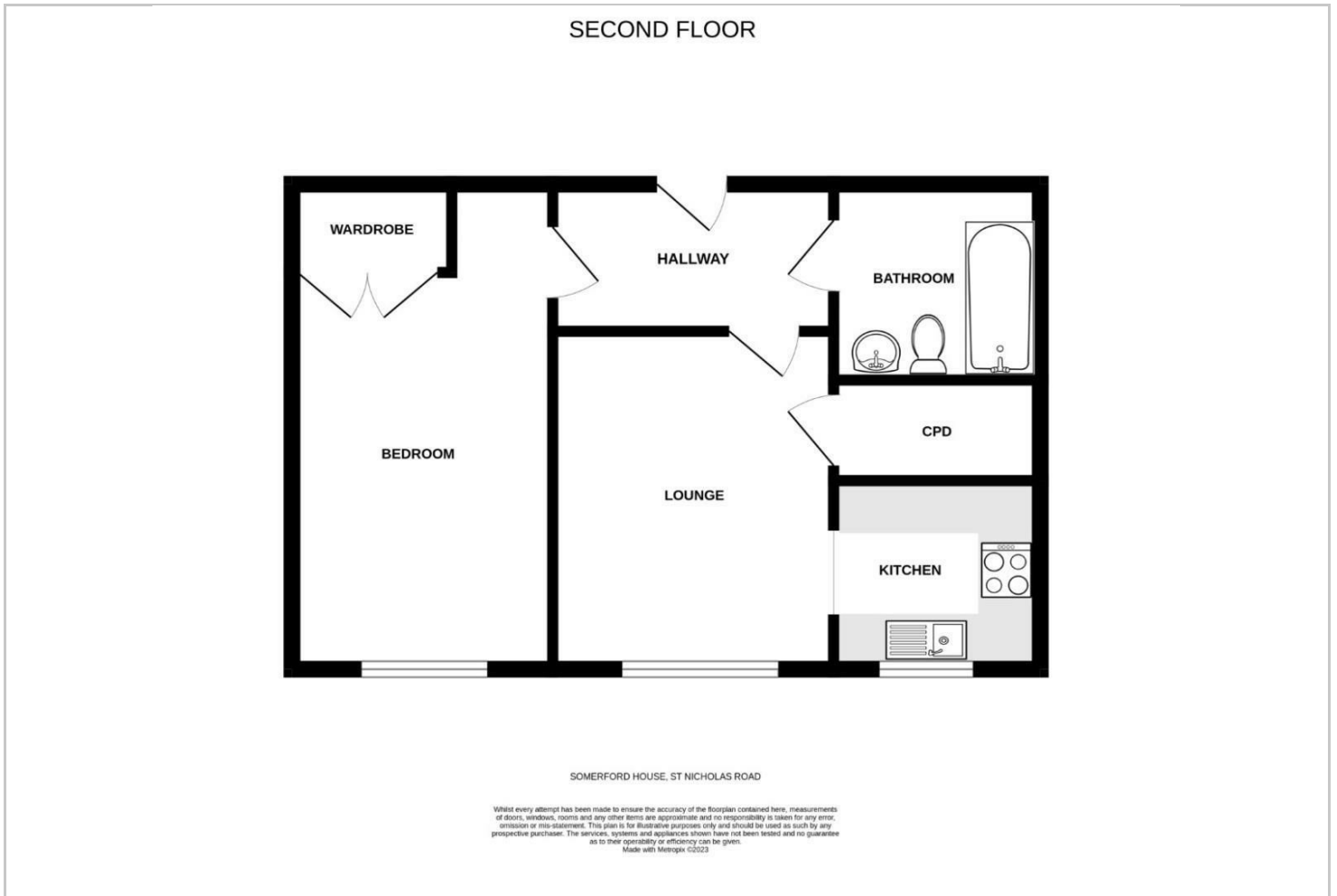
Hybrid Map



Terrain Map



Floor Plan

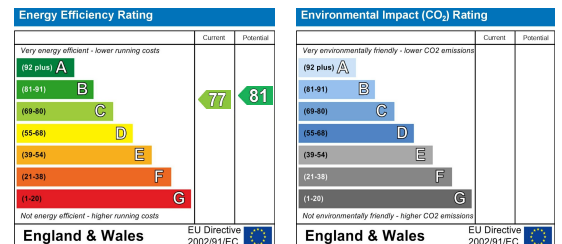


Viewing

Please contact our Crosby Office on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



82 Coronation Road, Crosby, Liverpool L23 5RH

Tel: 0151 909 3003
Email: crosby@abode.group.co.uk
Web: www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

Tel: 0151 601 3003
Email: allerton@abode-group.co.uk
Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 01704 827 402
Email: formby@abode-group.co.uk
Web: www.abode-group.co.uk